

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	131 Noran Circle	Date:	April 22, 2015
Perm. Parcel No:	811-17-104	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Town & Country	Maximum Occupancy:	6 persons
Mail to:	P.O. Box 45	Property:	Legal Conforming [X]
	Twinsburg, OH 44087		Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially around shed.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
3. All porches must be properly maintained and painted and equipped with handrails if more than 30" high. Make all necessary repairs to the (front) (rear) (side) porch accordingly. Stain/paint the porch assembly.
4. Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
5. Power wash vinyl siding and shingles on shed.

GARAGE:

1. Exterior trim materials must be painted and in good repair. Scrape and repaint the garage trim.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts on house, garage & shed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
3. Completely remove and reconstruct the side porch with new, weather-resistant materials.
4. Replace back steps to create equal risers.
5. Repair/replace or remove uneven/broken patio sandstone.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

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GENERAL GARAGE ITEMS:

1. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
2. Scrape and paint the door, window and/or roof trims on this garage.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Replace 1 square of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
2. Level 2 squares of public sidewalk.
3. Replace 2 squares of front and 2 rear service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.

GENERAL ELECTRICAL ITEMS:

1. All lights, outlets and switches must operate properly. Electrical devices may not be painted.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney and have the correct pitch from hot water tank to chimney and support flue piping with strapping.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets also garage faucet.

GENERAL HVAC ITEMS:

1. Boiler must be clean and in serviceable condition and generally free of rust and corrosion. Have the boiler cleaned and serviced by a qualified technician.
2. Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flue piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

1. A smoke detector is required: 110 v. type for open joist ceiling.
2. The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed. After removing underground plumbing replace concrete.
3. Replace cleanout cap.
4. Remove flexible dryer vent and replace with metal piping from outside wall to basement floor.

KITCHEN ITEMS:

1. Clean, repair and disinfect the kitchen cabinets.
2. Install a p-trap that is missing.
3. Install a new floor under kitchen sink in cabinet.
4. Repair or replace damaged kitchen counter top.

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FIRST FLOOR - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl caps.
2. Caulk backsplash of sink.
3. Replace light switch that is worn out and does not turn off and on properly.

1/2 - BATH ITEMS:

1. All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. Install new tail piece extension and new p-trap.
2. Caulk base of toilet leaving 1/2" in rear without caulk.
3. Caulk backsplash of sink.

MASTER - BATH ITEMS:

1. Caulk or grout base of toilet leaving 1/2" in rear without caulk and install toilet bowl caps.
2. Caulk backsplash of sink.
3. Correctly install pop-up assembly in lavatory sink.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the master bedroom.
3. Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen. Or replace with new replacement windows..
4. Install a new smoke detector on the first, second floor and in all sleeping rooms.
5. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

NOTE: The expansion of the master was never approved and will need to be reviewed also the basement bathroom was never approved or inspected.
A set of approved drawing, permits and inspections will need to be submitted

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)